



CITY OF GREENWOOD

REPORT OF TECHNICAL REVIEW COMMITTEE

Docket#: PC2006-016 Date of Report: 3/29/06
Project: Easy Street Condominium & Park 1401 – Site Development Plan
Representative: Greg Ilko, Crossroad Engineers
TRC Members Present: Chairman: Ed Ferguson (Planning), Lowell Weber (Planning), Deborah Luzier (Planning), Kevin Riddle (Engineering), Tracy Rumble (Greenwood Fire), Eric Brown (White River Twp Fire), Taylor Woollen (Police), Evan Springer (Parks), Keith Meier (Sanitation)

Project Description:

Mixed multi-family and commercial development located on the south side of County Line Rd., east of SR 135.

Minutes/Comments:

Greg Ilko, Crossroad Engineers, introduced the project. The project is planned to be quads and designed for 55+ age group.

Kevin Riddle, Engineering, noted that detention for the site cannot be in the floodplain. Ilko responded that they have submitted to DNR for a letter of map revision to resolve the issue within 4-6 weeks. The elevation will be at approximately the 730 contour as shown as the top-of-bank elevation on Sheet 4. He said that they will conform to the ordinance.

Riddle addressed streets and drainage. He stated that if the streets are to be private, they will need to be constructed per the city standards. A proof-roll note will need to be added to the plans. Environmental stamped castings will need to be noted on the plans. The tie-in with the existing catch basin on Easy Street will need to be coordinated – it looks like a portion of the street will need to be dedicated. The spillway note on sheet 4 references the wrong page number.

Ilko noted that the sidewalks along County Line road are existing and will be noted in the plans.

Ed Ferguson, Planning, inquired about the proposed trail. Ilko responded that he submitted plans to Parks on March 28th. Evan Springer, Parks, said that the trail would end at the southwestern portion of the property at the tree line – the trail would be private after the woods. Ferguson mentioned that an easement would be needed for the trails. Ferguson also mentioned that the landscape plan was deficient and provided Ilko with a written report.

Ferguson inquired about subdividing the project to separate the commercial from the residential. Ilko stated that they do not plan to split the property at this time. The drainage for the entire site is coordinated throughout. Ferguson said that they could go through the subdivision process at a later date if needed.

Tracy Rumble, Greenwood Fire, distributed his written review. He noted that hydrants needed to be added per the preliminary review. No gates will be permitted. Hydrant installation needs to be coordinated with the project construction between the residential and commercial.

Deborah Luzier, Planning, said that the residential parking is not shown on the plans, but appears to be deficient. Ferguson said that parking inside of the garages does not count towards the parking requirement.

Motion to approve comments by Rumble, second by Springer. Motion passes unanimously.

The Technical Review Committee, having reviewed the above plat/plans and related documents, makes the following report:

That the Plat and/or Plans have been prepared in accordance with the terms of the SUBDIVISION CONTROL, STORMWATER DRAINAGE AND ZONING ORDINANCES

With the following conditions:

1. Inspection agreement, performance guarantees, and dedications shall be executed with the BPWS prior to issuance of land alteration permit.
2. Sewer Availability Fee (SAF) shall be paid prior to issuance of building permits.
3. Sanitary sewer plans shall be subject to review and approval by outside city consultant.

4. Plans shall note that the developer is responsible for completing all improvements in compliance with city standards and ordinances and the project engineer is responsible for design of all improvements in compliance with city standards and ordinances.
5. Landscape plans shall be revised and resubmitted for staff review and approval. Plans show insufficient area for placement of 10' landscape buffer between north parking lot and County Line Road.
6. All written comments listed in Senior Planner's report shall be met. (attached)
7. All written comments listed in Fire Department's report shall be met. (attached)
8. The site plan shows the detention pond located within the flood hazard zone. Applicant has indicated that a Letter of Map Revision has been filed with DNR and FEMA that, if approved, will remove the pond from the flood hazard zone. Therefore, this site plan approval is subject to receipt of an approved Letter of Map Revision prior to the issuance of a Land Alteration Permit. Denial of the Letter of Map Revision shall result in revision of the site development plan to re-locate the detention pond outside the flood hazard zone prior to the issuance of a Land Alteration Permit.
9. Future division of the property shall be subject to the Greenwood Subdivision Control Ordinance
10. Label streets as private and add proof-roll note
11. "Environmental Friendly" logo on castings
12. Drainage plans and calculations shall be subject to further review and approval by City Engineer
13. Plans shall note that storm inlets and drainage improvements shall be privately owned and maintained.
14. Easement for public use of pathway/sidewalk shall be dedicated to use the private pathway connection from Easy Street to the adjacent property to the south.